



Millcreek Township Planning Commission

Public Meeting Agenda

July 10, 2013 4:00 P.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,
ROOM N1100**

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

OTHER BUSINESS ITEMS

Introduction – New Boards and Commissions Coordinator, Wendy Gurr

PUBLIC HEARINGS

Exceptions (From standards for: roadway & public improvements; & ditch piping or fencing)

28565 Cash Delahunty is requesting approval of an Exception from Curb, Gutter, and Sidewalk requirements. This request is associated with Board of Adjustment application 28343, requesting approval to relocate/reconstruct an existing non-conforming single-family residence. **Location:** 3153 South Imperial Street (1700 East). **Zone:** R-1-8 (Residential, Single-family, 8,000 square feet minim lot size). **Community Council:** Not Subject to Community Council Review. **Planner:** Lyle Gibson.

28547 Rick Plewe and Steve Davies are requesting approval of an Exception from Roadway Standard 14.12.120.C.1, which requires, "whenever possible," local streets be offset by a minimum of 150 Feet. This request is associated with Conditional Use application 28368 Creekside at Honeycut, 7-lot Single-family PUD. **Location:** 3548 South Honeycut Road. **Zone:** R-1-10, Residential, Single-family, 10,000 square foot minimum lot size. **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders.

PUDs Subdivisions

28368 Rick Plewe and Steve Davies are requesting Conditional Use and Preliminary Plat approval for Creekside at Honeycut PUD, a 7-lot (formerly 8-lot), single-family PUD Subdivision. **Location:** 3548 South Honeycut Road (1850-1860 East). **Zone:** R-1-10 (Residential, Single-family, 10,000 square feet minim lot size). **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders

28038 Nathan Anderson is requesting Preliminary Plat approval for Millcreek Townhomes PUD, a 14-Lot PUD Townhome Subdivision. The project received Conditional Use approval from the Planning Commission in February 2013, but the Preliminary Plat was not part of that original approval. **Location:** 1431 East 3900 South **Zone:** R-M (Multi-family and Office). **Community Council:** Millcreek. **Planner:** Spencer G. Sanders

Conditional Uses

28372 Dimitrios Tsagaris is requesting approval of a Conditional Use Permit for an Apartment Development. The proposal is for 37 apartments located in two buildings; each five stories (approximately 57 feet) high. **Location:** 3658 – 3668 South 900 East. **Zone:** C-2 (Commercial and Multi-family). **Community Council:** Millcreek. – **Planner:** Spencer G. Sanders.

28532 Jason and Rachel Witzel are requesting approval of a Conditional Use to convert an existing Two-family dwelling into a three-family dwelling. The applicants are proposing to add a third unit in the basement of the existing building. **Location:** 729 East 2910 South. **Zone:** Existing – R-1-6; Proposed R-4-8.5. **Community Council:** Millcreek. **Planner:** Spencer G. Sanders.

BUSINESS MEETING

The Business Meeting will begin immediately following the Public Hearings.

Previous Meeting Minutes Review and Approval

- 1) April 10, 2013
- 2) May 15, 2013
- 3) June 12, 2013

Work Session

- 4) **Curb, Gutter, and Sidewalk Project** – Potential General Plan & Ordinance Amendments – An approximate 15 minute presentation and discussion regarding the draft public outreach presentation/survey – **Planners:** Spencer G. Sanders

Other Business Items (as needed)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.